

MINUTES

RANDOLPH COUNTY PLANNING BOARD

January 9, 2007

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, January 9, 2007, in the Commissioners' meeting Room, Randolph County office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Lynden Craven** called to order the Randolph County Planning Board at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Lynden Craven, Chairman, present; Jim Rains, Vice Chairman, present; Larry Brown, present; Phil Ridge, present; Chris McLeod, present; Reid Pell, present; Wayne Joyce, present; and Danny Shaw, Alternate, present. **County Attorney Alan Pugh** was present for this meeting.
3. Hal Johnson notified the Board that **Board Clerk Jill Wood** was absent due to neck surgery and this was the first meeting in approximately 20 years that Jill was not present to record minutes. The Board wished Jill a speedy recovery.
4. **Pell** made the motion, seconded by **Rains**, to approve the minutes of the November 7, 2007 Randolph County Planning Board meeting. The motion passed unanimously.
5. **REQUESTS FOR PROPERTY REZONING:**

- A. **FIVE STAR RV RESPORT PROPERTIES**, Asheboro, North Carolina, is Requesting 8.24 acres located at 2296 Old Cedar Falls Road, Asheboro Township, be rezoned from HI-CU to LI-CD. Secondary Growth Area. Tax ID# 7761999025. The proposed Conditional Zoning District would specifically allow the operation of a RV storage facility as per site plan. Property Owner – Dimbaza Foundries, Inc.

Technical Review Committee Recommendation

The Technical Review Committee met and found that this proposal was not in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The majority of the Technical Review Committee recommends to the County Planning Board that this request be approved.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 1.2 The benefits of economic development should be balanced against the possible detrimental effects such development may have on the quality of life enjoyed by area residents.

Policy 8.1 Coordinated intergovernmental planning for land use, transportation, water and sewer, tourism promotion, scenic preservation and economic development should be encouraged.

Policy 8.4 The County should approach land use and economic development decisions, not as isolated individual issues, but as part of a larger interconnecting framework of building sustainable growth within Randolph County.

Shawn Toohey, 230 Daffodil Road, Southern Pines, NC, a principal of Five Star RV Resort Properties spoke on behalf of Five Star. Toohey said there would be two unique benefits for locating the RV Storage at this site. One, by having the RV Storage for the 815 campsite park, 12 to 14 million dollar project, out-of-town traffic will be considerably reduced by one third to one half. Many of the RV's will be in nearby storage, thereby reducing the traffic of RV's from out-of-town. Two, a second benefit will be the additional buffering and natural screening that Five Star will plant in the front part of the property, adjacent to Old Cedar Falls Road. Five Star has agreed to install a Level Three Buffer with a 50' width along the front side of the property. Five Star will maintain a Level 1 Buffer along the other three sides. Five Star will also enclose the entire property with a fence.

Johnson asked how many employees would be on the site at any one time.

Toohey stated there would only be three to five employees at the site. Toohey also said that the employees would be maintaining the grounds and the storage of the RV's. He said there would be nothing for sale and limited activity on the grounds. He stated there would only be limited maintenance of the RV's, such as tire repair, tire hitches, and awning repairs. He said the RV storage would be open seven days a week. **Johnson** asked what the time plan was for building the RV park campsite itself. **Toohey** responded that the construction for the main site would begin within the next 45 days. He said that Phase 1 of the project would be completed in about nine months, with 400 campsites, the recreational facilities, and the office facilities. **Rains** asked with the main park site property had been annexed by the City of Asheboro. **Toohey** responded in the affirmative.

No one was present in opposition to the request.

Brown made the motion, seconded by **Joyce** to recommend to the Commissioners that this request be **approved** as consistent with the policies reflected in the TRC recommendation. The motion passed unanimously.

- B. Calvin Allred**, Liberty, North Carolina, is requesting that 2.25 acres out of 21.57 acres located at 1647 Smith Adkins Road, Columbia Township, be rezoned from RA to RBO-CD. Secondary Growth Area. Sandy Creek Watershed. Tax ID # 5724236982, #8724334852, and #8724341249. The proposed Conditional

Zoning District would specifically allow a trucking business with shop, office, and parking area as per site plan.

Technical Review Committee Recommendation

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be approved.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 4.2 Highway-oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

Policy 4.7 The County should encourage the use of rural business overlay districts to provide locations where compatible rural land uses such as neighborhood retail and service establishments can be located in general proximity to established rural residential areas with the goal of reducing automobile travel distances and promoting better livability in the rural community.

Lonna Allred, 1647 Smith Adkins Road, Liberty, property owner, presented her plan of continuing to operate a family trucking business as indicated by her rezoning request and as by the site plan. They currently operate 10 trucks and 17 trailers in their business. They are never all at the site at the same time. Normally, there are no more than six trailers at the site at the same time. Only minor repairs are done at the shop on site, such as changing tires, repairing brakes, replacing mud flaps, etc. All the major repairs are done in Thomasville and on the road. Servicing the trucks are also performed on the road. They have no plans of enlarging the number of trucks and trailers. But they may upgrade existing vehicles to newer ones. **Johnson** asked how many employees the business has. **Allred** responded that they have ten drivers. **Johnson** asked Allred if she was aware that if the rezoning was approved, she would be required to comply with all the state building codes and environmental health laws. **Allred** responded in the affirmative. **Johnson** asked Allred if it was correct that only about 2.25 acres was going to be used for the trucking business as indicated by the designated yellow area on the proposed site plan. **Allred** answered in the affirmative. She stated that she would not be moving trucks and the business into the wooded area of the remaining part of the 21.57 acres. The remaining portion is going to remain a wooded area. She also stated that she had converted semi-

trailer into an office, but that she understood she would have to comply with state building codes and environmental health regulations.

Rains asked about the pink area of the general map at the northwest corner of NC Hwy 49 N and Old Staley Road. **Johnson** replied it was a re-zoned commercial property for automotive storage and car sales.

David Posey, 6367 Whites Chapel Road, Liberty, an adjoining property owner said that he was not necessarily opposed to the request. He was under the initial impression that the entire 21 acres was going to be developed either as a large truck facility or for industrial development. He was also concerned whether or not the remaining acreage was going to be timbered. Had the request been for such development, he would have been opposed to the request. But being the request was only for the area shown on the site plan, he was not in opposition.

No one was present in opposition to the request.

McCloud made the motion, seconded by **Joyce** to recommend to the Commissioners that this request be **approved** as consistent with the policies reflected in the TRC recommendation. The motion passed unanimously.

6. Election of Officers 2007, Chairman and Vice-Chairman.

The board discussed the election of officers for the year 2007, and the board decided it would be appropriate to re-elect the current individuals serving as chairman and vice-chairman. **Brown** made the motion to re-elect Lyndon Craven as the Chairman and Jim Rains as the vice-chairman of the Randolph County Planning Board for the year 2007. **Ridge** seconded the motion. The motion passed unanimously.

7. **Alan Pugh**, County Attorney, briefed the Planning Board on the recent court decision concerning the McDowell Court Case, and the county's intended response.
8. The meeting adjourned at about 7:30 p.m.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

RANDLE BRIM

Date

Deputy Zoning Administrator